

DEPARTMENT OF PLANNING
& ECONOMIC DEVELOPMENT
Martha G. Fuller, Director



CITY OF SAINT PAUL
Randy C. Kelly, Mayor

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Arcade Street Rezoning Public Hearings Announced

**Planning Commission Public Hearing
Friday October 24, 8:30am
City Hall — Basement Room 40**

**City Council Public Hearing
Wednesday, November 5, 5:30pm
City Council Chambers, 3rd Floor City Hall**

10 October 2003

Dear Arcade Street Stakeholder,

Beginning in 2001 a task force of residents and business owners has held numerous public meetings discussing the future of Arcade Street. Their mission was to create a plan guiding the future of development on and around Arcade Street. In addition the City Council adopted a moratorium to stop new development that might be inconsistent with the planning underway.

Based on the land use and zoning issues and goals identified during the study, changes in zoning along Arcade Street should be consistent with the following policy statements:

- 1) Reduce auto-intensive uses such as automotive sales and repair.
- 2) Provide for in-fill housing development
- 3) Promote mixed use development

A 40-Acre Zoning Study for the Arcade Street *commercial* area is complete and recommends rezoning much of the land along Arcade Street from a general business district (B-3), which allows most any commercial use, to TN2 - a mixed use zone that allows housing and most commercial businesses, but fewer auto-oriented types.

Impact of Recommendations

The proposed changes will have little or no immediate impact on the vast majority of existing businesses and residents along Arcade. The impact will be noticed over time as certain uses previously allowed under the general commercial zoning (B-3) are no longer able to locate or grow

allowed: auto service station, auto repair, auto sales (indoor and outdoor), auto body, car wash, pawn shops, currency exchange, and adult uses.

Adoption of the zoning change will encourage new buildings to resemble the pattern of traditional design which is common along the southern part of Arcade Street.

The Planning Commission and City Council will hold public hearings to receive your input. The times and locations of these hearings are listed at the top of the previous page.

Written comments may be submitted to the Planning Commission until October 24 and to the City Council until Wednesday, November 5, at 1300 City Hall Annex, 25 West Fourth St., St. Paul, MN 55102 or email: joel.spoonheim@ci.stpaul.mn.us or fax: 651-228-3261 — Attention Joel Spoonheim.

Copies of the *Arcade Street Commercial 40-Acre Study* may be obtained by calling Carol Peshman at (651) 266-6565 or on the city webpage at: <http://www.ci.stpaul.mn.us> (To find, search for Arcade).

The attached documents show the rezonings proposed and the list of impacted properties.

Sincerely,

Joel Spoonheim
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